

RNTPC Paper No. A/YL-LFS/585
For Consideration by the
Rural and New Town Planning
Committee on 23.1.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/585

- Applicants** : Mr. 蘇樹源 and Ms. 鄧麗霞
- Site** : Lot 1236 S.B in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,800m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Green Belt” (“GB”)
- Application** : Filling and Excavation of Land for Permitted Agricultural Use

1. The Proposal

- 1.1 The applicants seek planning permission for filling and excavation of land for permitted agricultural use at the application site (the Site) (**Plan A-1**) zoned “GB” on the OZP. According to the Notes for “GB” zone, ‘agricultural use’ is a Column 1 use which is always permitted. Nonetheless, any filling of land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 require permission from the Town Planning Board (the Board). The eastern part of the Site is currently partly hard-paved and partly excavated without obtaining planning permission while the western part of the Site is mainly vegetated land. Some temporary structures and converted containers used for dwelling and storage purposes are also found in the eastern part of the Site (details at paragraph 8 below) (**Plans A-2 and A-4a**).
- 1.2 According to the applicants, the Site is accessible via a local track leading from Deep Bay Road (**Drawing A-1 and Plans A-2, A-3a to 3d**). The vehicular ingress/egress point is located at the northeastern part of the Site while two pedestrian access points are located at the northeastern and southeastern parts of the Site respectively (**Drawing A-1 and Plan A-2**). The current application seeks to regularise the filling and excavation of land which have already been undertaken at the eastern part of the Site (**Drawing A-1**), involving about 400m² (10.5%) and 55m² (1.5%) in area, and about 0.1m and 1.7m in depth respectively. According to the applicants, the hard-paved area is for a footpath while the excavated area is to accommodate a water tank to facilitate agricultural use within the Site. The paved footpath under application comprises three sections (i.e. entrance section, middle section and end section) and their dimensions are 20m x 11m, 13m x 8m and 25m x 3m (length x width) respectively. The applicants indicated that the applied land filling does not include

areas underneath the structures (**Appendix Ia**).

- 1.3 According to the applicants' layout plan (**Drawing A-1**), there are ten structures (with a total floor area of about 315.8m² and building height of about 2.3m – 5.18m) along the applied filling of land area for farm house, storage, toilet, lookout, sheep shed, electric room and resting place uses at the eastern part. Furthermore, 30 solar panels with a total size of about 60m² are installed atop a metal frame near the vehicular ingress/egress at the northeastern part of the Site to collect solar energy for their own use. The western part of the Site (about 3,040m² or 80% of the Site) would be used for agricultural use (for growing of grass and fruits, and rearing of sheep).
- 1.4 The Site is the subject of two previous applications (No. A/YL-LFS/359 and 540) for the same applied development, i.e. filling and excavation of land for permitted agricultural use submitted by the applicants. The former was rejected by the Board upon review on 17.7.2020 and the applicants lodged an appeal against the Board's decision which was dismissed by the Appeal Board Panel (Town Planning) ("the Appeal Board Panel") on 6.12.2023. The latter was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 11.4.2025 (details at paragraph 6 below). Compared with the last previous application (No. A/YL-LFS/540), the current application involves a reduced land filling area while the area of land excavation remains the same.
- 1.5 A comparison of the major development parameters between the last previous application No. A/YL-LFS/540 and the current application is as follows:

	Previous Application No. A/YL-LFS/540 (a)	Current Application No. A/YL-LFS/585 (b)	Difference (b) - (a)
Site Area	about 3,800m ²	about 3,800m ²	No Change
Applied development	Filling and Excavation of Land for Permitted Agricultural Use	Filling and Excavation of Land for Permitted Agricultural Use	No Change
Area of filling	about 700m ²	about 400m ²	-300m ² (-42.9%)
Depth of filling	about 0.1m	about 0.1m	No Change
Area of excavation	about 55m ²	about 55m ²	No Change
Depth of excavation	about 1.7m	about 1.7m	No Change
No. of structures	11 • for farm house, storage, toilet, lookout, sheep shed, electric room and resting place uses	10 • for farm house, storage, toilet, lookout, sheep shed, electric room and resting place uses	-1 (-9.1%)
Total Floor Area	about 375.8m ²	about 315.8m ²	-60m ² (-16%)
Height of structures	1 - 2 storeys (about 2.3m to 5.18m)	1 - 2 storeys (about 2.3m to 5.18m)	No Change

- 1.6 In support of the application, the applicants have submitted the following documents:

- (a) Application Form with attachments received on 1.12.2025 (**Appendix I**)
(b) Further Information (FI) received on 14.1.2026* (**Appendix Ia**)

**accepted and exempted from publication requirements*

2. Justifications from the Applicants

The justifications put forth by the applicants in support of the application are detailed in the Application Form and FI at **Appendices I and Ia**. They can be summarised as follows:

- (a) The applied filling of land is reduced to around 10% of the Site and is for provision of a footpath within the Site.
- (b) To minimise the impact on the environment, the existing trees at the Site, including six large lychee trees, would be preserved.
- (c) Around 80% of the Site is proposed for growing of fruits and rearing of sheep. Steel wire mesh would be placed around the trees to protect them from disturbance by the sheep.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicants are the sole “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

- 4.1 Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.
- 4.2 According to Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C), the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are detailed at **Appendix III**.

5. Background

- 5.1 The Site was subject to two previous planning enforcement actions (No. E/YL-LFS/381 and 433).
- 5.2 For case No. E/YL-LFS/381, Enforcement Notice (EN) was issued against unauthorized development (UD) involving storage use (including deposit of containers) at majority of the Site on 24.11.2015 requiring the UD to be discontinued by 24.2.2016. Subsequently, Compliance Notice (CN) was issued on 5.8.2016.
- 5.3 For case No. E/YL-LFS/433, EN was issued against UD involving filling of land at majority of the Site on 23.10.2017 requiring the UD to be discontinued by 6.11.2017. Reinstatement Notice (RN) was issued on 8.2.2018 requiring the concerned parties to remove the leftover, debris and all fill materials on the land and to grass the land

by 8.5.2018. As the Planning Authority was satisfied that the concerned UD had been discontinued as required by the EN and the land had been reinstated as required by the RN, CN for the EN and RN were issued on 10.7.2018 and 13.7.2018 respectively.

- 5.4 The Site is currently also subject to an active planning enforcement case (No. E/YL-LFS/490) (**Plan A-2**) against UD involving filling of land. The EN was issued to the registered land owners (i.e. applicants of the current application) on 12.7.2019 requiring the UD to be discontinued by 26.7.2019. RN was issued on 29.8.2019 requiring the concerned parties to remove the leftover, debris and fill materials (including hard-paving) on the land and to grass the land by 29.11.2019. As the Site has not been reinstated upon expiry of the RN, two rounds of prosecution action were taken and the concerned parties were convicted and fined in June 2022 and 2025 respectively. As the Site has still not been fully reinstated, further prosecution action may be considered.

6. Previous Applications

- 6.1 The Site was involved in two previous applications (No. A/YL-LFS/359 and 540) submitted by the same applicants for the same development (i.e. filling and excavation of land for permitted agricultural use) at the same site. The applications were dismissed by the Appeal Board Panel / rejected by the Committee in 2023 and 2025 respectively. Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application No. A/YL-LFS/359 was rejected by the Board upon review on 17.7.2020 mainly on the grounds that the application was not in line with the planning intention and TPB PG-No. 10 due to incompatibility with the surrounding areas and adverse landscape impact in that the applied filling and excavation of land had involved vegetation clearance. Also, the applicants failed to justify the need for land filling and excavation for agricultural activities. Subsequently, the applicants lodged an appeal against the Board's decision which was dismissed by the Appeal Board Panel on 6.12.2023 on the grounds that the appellants failed to provide strong justifications to justify the need for the applied land filling and excavation.
- 6.3 Application No. A/YL-LFS/540, with a reduced land filling area, was rejected by the Committee on 11.4.2025 mainly on similar grounds that the application was not in line with the planning intention and TPB PG-No. 10 due to incompatibility with the surrounding areas and the applicants failed to demonstrate the applied filling and excavation of land would not have adverse landscape impact on the surrounding areas. Also, the applicants failed to justify the need for the applied land filling and excavation.

7. Similar Applications

- 7.1 Within the same "GB" zone, there are two similar applications (No. A/YL-LFS/382 and 434) for land filling for permitted agricultural use in the past five years. The former was approved while the latter was rejected by the Committee. Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

Approved application

- 7.2 Application No. A/YL-LFS/382 involving filling of soil for planting of fruit trees was approved with conditions by the Committee on 8.1.2021 mainly on considerations that the applicant had demonstrated the need for the land filling works; being not incompatible with the surrounding areas; there was no adverse comment from concerned government departments in general and the applicant had proposed to replace the leftover soil on-site with soil suitable for cultivation.

Rejected application

- 7.3 Application No. A/YL-LFS/434 involving concrete-paving for erection of four structures for agricultural storage, plant nursery, farm tools storage and toilet uses was rejected by the Committee on 26.8.2022 mainly on the grounds that the applicant failed to justify the need for the proposed filling of land and the application was not in line with TPB PG-No. 10 in that the applicant failed to demonstrate the applied filling of land would not have adverse landscape impact on the surrounding areas.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4e)

- 8.1 The Site is:

- (a) accessible via a local track leading from Deep Bay Road;
- (b) partly hard-paved for a footpath, partly covered with soil and vegetation, and occupied by several temporary structures, converted containers and a water tank in the eastern part (**Plans A-3a and A-4a to A-4d**). Concrete paving, not forming part of the application, is found underneath some of the structures (**Plans A-4a, A-4c and A-4e**). The two structures at the southeast indicated for resting room uses (i.e. TS 1 and TS 2) in the applicants' submission (**Drawing A-1**) are currently covered by a much larger temporary structure with blue metal roof mainly used for dwelling/storage purpose (**Plans A-4b and A-4e**). Storage of used furniture is also observed at some of the structures and underneath the solar panels (**Plans A-4b and A-4c**); and
- (c) mainly vegetated in the western part.

- 8.2 The surrounding areas are predominated by shrubland, woodland and fallow agricultural land. To the north and east is a permitted burial ground No. YL/62. To the further south are residential dwellings (about 60m away) in the "Village Type Development" ("V") zone of Mong Tseng Wai.

9. Planning Intention

- 9.1 The planning intention of the "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

- 9.2 According to the Explanatory Statement of the OZP, as filling of land and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):
- (a) The Site comprises Old Schedule Agricultural Lot (OSAL) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
 - (b) He has reservation on the application since there are unauthorized structures and/or uses on Lot 1236 S.B in D.D. 129 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularisation of the lease breaches as demanded by LandsD.
 - (c) The applicants should note his advisory comments in **Appendix V**.

Agriculture and Nature Conservation

- 10.1.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
- (a) The Site falls within the “GB” zone and is generally abandoned with some structures. As there is no agricultural activity on the Site, he has no comment on the application from agricultural perspective.
 - (b) Although the Site falls within the WBA under TPB PG-No. 12C, the Site is partly paved and partly covered with vegetation of common species. He has no comment on the application from nature conservation perspective.

Environment

- 10.1.3 Comments of the Director of Environmental Protection (DEP):
- (a) There is no substantiated environmental complaints pertaining to the Site in the past three years.
 - (b) In view of the small scale and nature of works of the filling and excavation of land, he considers that the application alone is unlikely

to cause major pollution. The applicants are reminded that the filling and excavation of land for permitted agricultural use is subject to statutory control of relevant pollution control ordinances. Moreover, the applicants should make reference to "Recommended Pollution Control Clauses" (RPCC) that is available at https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html to implement suitable mitigation measures and good site practice to minimise the potential environmental impact during construction.

Landscaping

10.1.4 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no adverse comment on the application from landscape planning perspective.
- (b) According to the aerial photo of 2025 (**Plan A-3a**) and the site photos taken in 2025 (**Plans A-4c to A-4e**), the Site is situated in area of rural landscape characterised by graveyards to the north, scattered tree clusters to the south and east and woodland to the west. The eastern portion of the Site is partly paved with concrete and occupied by temporary structures. Existing trees and vegetation are observed at the western portion of the Site. Noting that the area of filling of land under current application has been reduced from about 700m² to 400m² and the mature trees in the site would not be affected and no tree felling would be involved as proposed by the applicants, no significant adverse landscape impact arising from the applied filling of land is anticipated.

Drainage

10.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from public drainage point of view.
- (b) Should the Board consider the application acceptable from the planning point of view, an approval condition should be stipulated requiring the applicants to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.
- (c) The applicants should note his advisory comments at **Appendix V**.

Building Matters

10.1.6 Comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD:

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer

comments on its suitability for use proposed in the application.

- (b) It is noted that 10 structures and filling and excavation of land are proposed in the application. Before any new building works (including containers / open sheds as temporary building, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (c) If agricultural structure(s) to be erected on the Site fall within the ambit of the Part 2 of the Schedule of Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121), DLO/YL, LandsD should be in a better position to comment on the application. Otherwise, such structure(s) will require prior approval and consent under the BO.
- (d) The applicants should note his advisory comments in **Appendix V**.

District Officer's Comments

10.1.7 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

10.2 The following government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Chief Engineer/Land Works, CEDD;
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Director of Fire Services (D of FS);
- (g) Commissioner for Transport (C for T); and
- (h) Commissioner of Police (C of P).

11. Public Comments Received During Statutory Publication Period

On 9.12.2025, the application was published for public inspection. During the statutory public inspection period, three public comments from the Kadoorie Farm & Botanic Garden Corporation, an individual and a group of villagers (**Appendix VI**) were received objecting to the application mainly on grounds that the proposal is not in line with the planning intention of the "GB" zone and the TPB PG-No. 10; the previous applications for the same development were rejected; and the applied filling and excavation of land would cause potential adverse drainage, geotechnical, traffic, environmental, health and fung shui impacts.

12. Planning Considerations and Assessments

- 12.1 The application is for regularisation of filling and excavation of land (involving a total area of about 455m² or 12% of the Site) at the eastern part of the Site that had been undertaken to facilitate the permitted agricultural use at the Site zoned “GB” (**Plan A-1**). According to the applicants, the Site will be used for permitted agricultural use, and the filled area under application (about 400m² or 10.5% of the Site) would serve as a footpath while the excavated area is mainly to accommodate a water tank (about 55m² or 1.5% of the Site). According to the layout plan submitted by the applicants (**Drawing A-1**), ten structures at the eastern part of the Site along the filled area under application would be used for farm house, storage, toilet, lookout, sheep shed, electric room and resting place uses while the western part would be used for growing of grass and fruits and rearing of sheep. The planning intention of the “GB” zone (**Plan A-1**) is primarily intended for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there is a general presumption against development within this zone. Whilst ‘Agricultural Use’ is always permitted within the “GB” zone, filling and excavation of land within the “GB” zone is subject to planning permission as it may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In this regard, no strong justifications have been provided in the submission to demonstrate the necessity of the land filling and excavation works to facilitate the permitted agricultural use at the Site. The applied works are hence considered not in line with the planning intention of the “GB” zone.
- 12.2 With regard to the applied filling and excavation of land, the applicants claim that the works are to provide a footpath and a water tank for agricultural purpose respectively. However, the applicants have not provided justifications to substantiate why about 10.5% of the Site is required to be paved with cement of about 0.1m in depth to provide a footpath with a width ranging from 3m to 11m to facilitate the agricultural use (i.e. growing of grass and fruits and rearing of sheep). While some sections of the footpath with a width of 8 to 11m is considered excessively wide, there are also insufficient details provided on the agricultural activities and operation at the Site and no explanation given in the submission regarding the necessity of a hard-paved footpath for the agricultural use. Besides, no justifications have been provided in the submission regarding the need for the applied excavation of land for provision of a water tank. According to the site photos taken on 19.12.2025 and 14.1.2026 (**Plans A-4a to A-4e**), a lorry truck is observed at the eastern part of the Site and some structures are mainly occupied by furniture and miscellaneous items unrelated to agricultural use. Thus, it cannot be ascertained whether the applied filling and excavation of land is genuinely intended to facilitate agricultural use. Hence, there is insufficient information in the submission to justify that the applied filling and excavation of land is necessary for the permitted agricultural use. Furthermore, despite the land underneath some of the structures had already been paved, the applicants have not applied for planning permission for filling of land for other filled areas within the Site in the current application.
- 12.3 The Site falls within the WBA designated under TPB PG-No. 12C, and is situated in an area of rural landscape character comprising fallow agricultural land, burial ground and residential dwellings (**Plans A-2 and A-3a**). While DAFC has no adverse comment on the application from both agricultural and nature conservation perspectives, the applied excavation and filling of land, with their necessity yet to be

justified, are considered not compatible with the surrounding areas.

- 12.4 According to TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The design and layout of any proposed development within “GB” zone should also be compatible with the surrounding areas. The issue on land use compatibility has been discussed in paragraph 12.3 above. Regarding the impact on existing natural vegetation and landscape, by comparing the aerial photos between 2015 and 2025 (**Plans A-3a to A-3d**), it is noted that extensive vegetation clearance and filling and excavation of land had been undertaken at the eastern part of the Site. Although CTP/UD&L of PlanD has no adverse comment on the application from landscape planning perspective as the applied land filling area has been reduced and no tree felling would be involved, given the circumstances and assessment detailed in paragraph 12.2 above, the application is considered not in line with TPB PG-No. 10 as there are no exceptional circumstances or very strong planning grounds in the submission that warrant approval of the application.
- 12.5 Other concerned departments including DEP, C for T and CE/MN of DSD have no objection to or no comment on the applied filling and excavation of land from environmental, traffic and drainage perspectives respectively. Regarding DLO/YL’s concern on the unauthorised structures erected within the Site, the applicants will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 12.6 The Site was involved in two rejected previous applications (No. A/YL-LFS/359 and 540) for filling and excavation of land for permitted agricultural use submitted by the same applicants as detailed in paragraph 6 above. Compared with the last application (No. A/YL-LFS/540), despite the extent of land filling has been reduced by 300m² in the current application, the application is considered not in line with TPB PG-No. 10 as explained in paragraph 12.4 above.
- 12.7 While there is an approved similar application (No. A/YL-LFS/382) for land filling for permitted agricultural use, it was approved by the Committee in 2021 mainly on the considerations that the applicant had demonstrated the need for the land filling works; being not incompatible with the surrounding areas; there was no adverse comment from concerned government departments in general and the applicant had proposed to replace the leftover soil on-site with soil suitable for cultivation. The current application does not warrant the same planning considerations as the applicants have not demonstrated the need for the applied land filling and excavation works and the application is considered not in line with TPB PG-No. 10. In fact, the Board rejected a similar application (No. A/YL-LFS/434) in 2022 on ground of failure to justify the need for the applied land filling works involving concrete-paving. Rejecting the current application is generally in line with the previous decisions of the Committee.
- 12.8 Regarding the public comments objecting to the application as stated in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.7 above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department does not support the application for the following reason:

the applied filling and excavation of land is not in line with the planning intention of the “GB” zone and the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that there are no exceptional circumstances or very strong planning grounds in the submission to justify the need for the filling and excavation of land and a departure from the planning intention.

- 13.2 Alternatively, should the Committee decide to approve the application, no time clause for commencement of development is proposed as the land filling and excavation works under application have already been completed. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission and implementation of a drainage proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **23.10.2026**; and
- (b) if the above planning condition (a) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission.

15. Attachments

Appendix I	Application Form with attachments received on 1.12.2025
Appendix Ia	FI received on 14.1.2026
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)

Appendix III	Extracts of Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)
Appendix IV	Previous and Similar Applications
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments Received During Statutory Publication Period
Drawing A-1	Layout Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plans A-3a to A-3d	Aerial Photos taken in 2025, 2019, 2018 and 2015
Plans A-4a to A-4e	Site Photos

PLANNING DEPARTMENT
JANUARY 2026

此文件在 - 1 DEC 2025 收到。城市規劃委員會
只會在收到有關的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025年12月1日
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502171 18/9 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LTs/585
	Date Received 收到日期	- 1 DEC 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

M/ 蘇樹源

F/ 鄧紹霞

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1236 SB IN DD 129
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 3800 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 315.8 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL - LFS / 11
(e) Land use zone(s) involved 涉及的土地用途地帶	G. B.
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"^{**} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{**} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{**} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{**} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{**}.
並不是「現行土地擁有人」^{**}。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{**}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{**}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{**}.
已取得 名「現行土地擁有人」^{**}的同意。

Details of consent of "current land owner(s)" ^{**} obtained 取得「現行土地擁有人」 ^{**} 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道/挖土/填土/填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途/發展

Note 1: May insert more than one '✓'.

註1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ About 約
e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	 sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	 m 米	☐ About 約
	☒ Filling of land 填土		
Area of filling 填土面積	 400 sq.m 平方米	☒ About 約	
Depth of filling 填土厚度	 0.1 m 米	☒ About 約	
☒ Excavation of land 挖土			
Area of excavation 挖土面積	 55 sq.m 平方米	☒ About 約	
Depth of excavation 挖土深度	 1.7 m 米	☒ About 約	
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的範圍及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	填土及挖土工程以作堆土的農業用途		

(iii) For Type (iii) application 供(iii)類申請

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置		
	☐ Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

- (a) Proposed use(s)/development 擬議用途/發展

填土及掘土工程以作堆棧的農業用途

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 315.8 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.08 ☒ About 約
- Proposed site coverage 擬議上蓋面積 8.9 % ☒ About 約
- Proposed no. of blocks 擬議座數 10
- Proposed no. of storeys of each block 每座建築物的擬議層數 2 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 5.18 mPD 米(主水平基準上) ☐ About 約
..... 5.18 m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

..... sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

(please specify the use(s) and concerned land

政府、機構或社區設施

area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land

area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		
.....		
.....		
.....		
.....		

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

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.....

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7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

大約 (2026 年 4 月份)

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8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由流路山深灣路再進入一泥地山路 ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ ☒
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ ☒

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>	On environment 對環境	Yes 會 ☐	No 不會 ☐	On traffic 對交通	Yes 會 ☐	No 不會 ☐	On water supply 對供水	Yes 會 ☐	No 不會 ☐	On drainage 對排水	Yes 會 ☐	No 不會 ☐	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) 本申請的地點是建在一個 山崗上的綠化地帶，在下是會保留 原有的草木更包括大棵大荔枝樹(德有)
On environment 對環境	Yes 會 ☐	No 不會 ☐																														
On traffic 對交通	Yes 會 ☐	No 不會 ☐																														
On water supply 對供水	Yes 會 ☐	No 不會 ☐																														
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

百年的樹齡) 及附近的細小草木(不細數) 所以對環境保護來說,在下取說,已把對向減至最低。在電力能源上,本園因沒有電力公司的電力網絡覆蓋,所以在下使用了太陽能的供電裝置設施,更是自然環境的保護(沒有回購電力的裝置)。

另外草樹園區及草地區是混合為一,約佔本園八成空間,會使用高身筒型鐵網把樹木園上作保護,不讓草木被羊只放牧時咬食。

最後在下在此強調今次的填土面積,由上次申請的20%、減少到今次的不足10%。

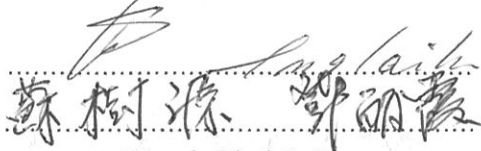
這10%的填土申請只是滿足園內的行人路徑,希望署方批准。

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Name in Block Letters
姓名（請以正楷填寫）

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人



Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

19 / 11 / 2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士，上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1236 SB, 1N 00129 流溪小, 芒井村後(天水圍)		
Site area 地盤面積	3800	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地)	sq. m 平方米	☐ About 約
Plan 圖則	S/YL - LFS/11		
Zoning 地帶	G.B.		
Applied use/ development 申請用途/發展	填土及掘土工程, 以作估評的農業用途		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☒ About 約 ☐ Not more than 不多於	☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	10 個	
	Composite 綜合用途		

iii) Building height No. of storeys 建築物高度 層數	Domestic (住宅)	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車閣 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic (非住宅)	不高於 5.18 m m 米 ☒ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車閣 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Composite (綜合用途)	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車閣 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
iv) Site coverage 上蓋面積	8.9 % ☒ About 約		
v) No. of units 單位數目			
vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☒	☐
位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

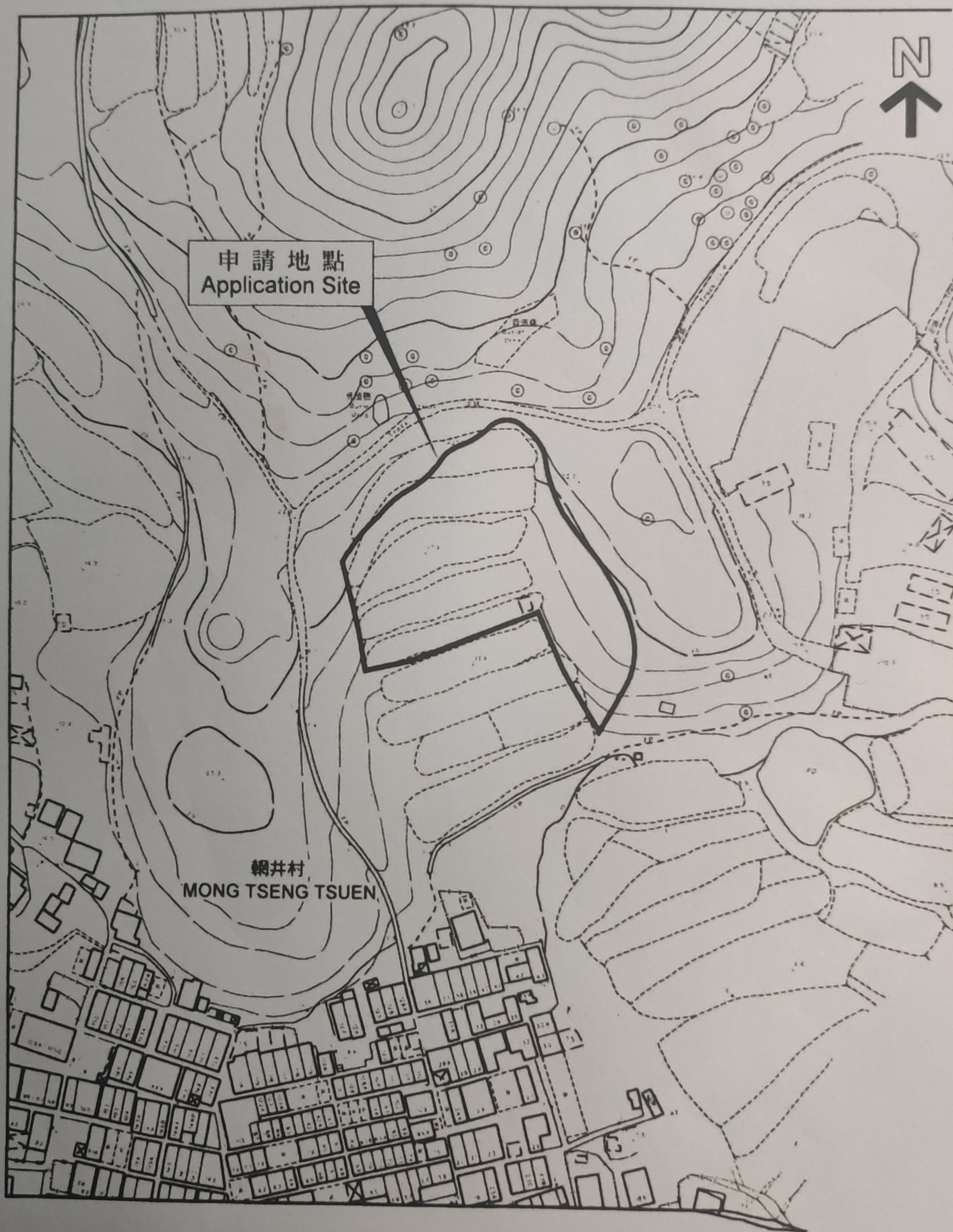
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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位置圖



布局設計圖

- a 農舍
- b 儲物處
- c 洗手間
- d 瞭望台
- e 羊舍

- f 電房
- g 太陽能板
- h 儲水池
- i TS 1+2

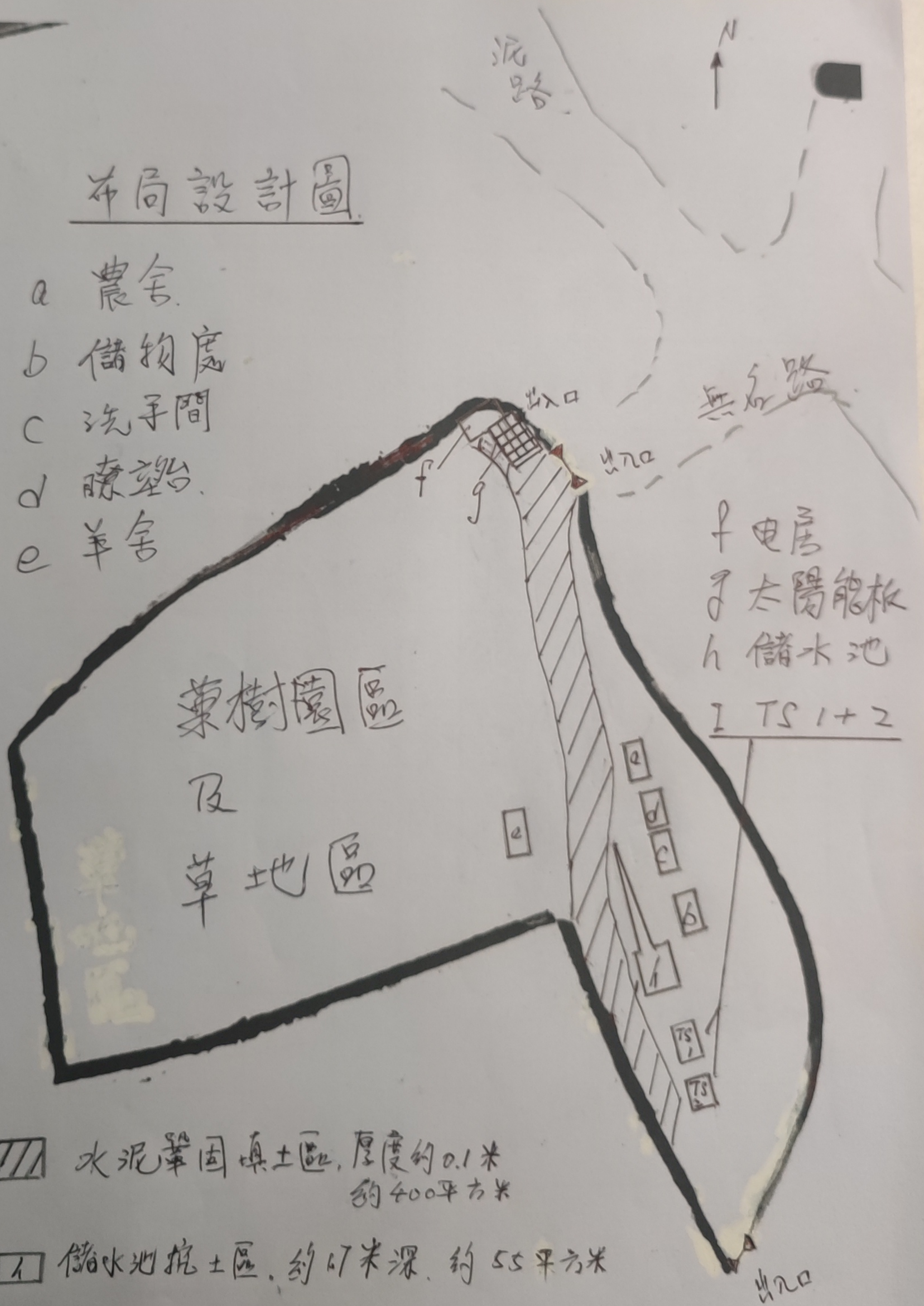
菓樹園區
及
草地區

水泥鞏固填土區, 厚度約0.1米
約400平方米

儲水池挖土區, 約17米深, 約55平方米

scale 1:1000.

井的位置



補充資料

構造物	用途	總樓面面積 (平方米) 約	上蓋面積 (平方米) 約	層數	高度 (米) 約	備注
a	農舍	37.2	37.2	1	5.18m	用石材及鋼材築成
b	儲物室	14.9	14.9	1	2.9	鋼材(貨櫃箱改裝)
c	洗手間	14.9	14.9	1	2.9	鋼材(貨櫃箱改裝)
d	瞭望台	14.9	14.9	1	2.9	鋼材(貨櫃箱改裝)
e	羊舍	60	60	1	3	用玻璃纖維造成共兩個
f	電房	14.9	14.9	1	2.9	鋼材(貨櫃箱改裝)
g	太陽 能板面		60	1	2.5- 2.8	一個鐵架平台,上面安裝了 30片太陽能板面,每片2.4x 1.2 X 30mm(H) 自用电
h	儲水池	55	55	1	深度 1.7	有蓋
I	TS 1	74	37	2	5.12	用作休息室
I	TS 2	30	30	1	2.3	用作休息室
總 數		315.8	338.8			

Wilfred Ka Hing CHU/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
 寄件日期: 2026年01月14日星期三 17:04
 收件者: tpbpd/PLAND
 副本: Eric Chi Yeung CHIU/PLAND; Belva Yuen King TONG/PLAND; Ada Siu Man CHAN/PLAND
 主旨: Fw: 規劃申請編號：A/YL-LFS/585 - 進一步資料

FI for A/YL-LFS/585

From: MISS TANG [REDACTED]
Sent: Wednesday, January 14, 2026 5:01 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Cc: Ada Siu Man CHAN/PLAND <asmchan@pland.gov.hk>
Subject: Re: 規劃申請編號：A/YL-LFS/585 - 請提供進一步資料澄清申請詳情

以下是填土的三段長及闊度：
 第一入口段 約11m闊20m長
 中段 約 8m闊13m長
 尾段 約 3m闊25m長
 以上的填土面積 不包括構 築物下的土地

取得 [Android 版 Outlook](#)

From: MISS TANG [REDACTED]
Sent: Wednesday, January 14, 2026 4:18:08 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Cc: Ada Siu Man CHAN/PLAND <asmchan@pland.gov.hk>
Subject: Re: 規劃申請編號：A/YL-LFS/585 - 請提供進一步資料澄清申請詳情

以下是填土的三段長及闊度
 第一入口段 約11m闊20m長
 中段 約 8m闊13m長
 尾段 約 3m闊25m長

取得 [Android 版 Outlook](#)

From: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Sent: Tuesday, January 13, 2026 5:11:14 PM
To: [REDACTED]
Cc: Ada Siu Man CHAN/PLAND <asmchan@pland.gov.hk>
Subject: 規劃申請編號：A/YL-LFS/585 - 請提供進一步資料澄清申請詳情

蘇先生及鄧女士：

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就你提交的規劃申請編號：A/YL-LFS/585，請提供以下的進一步資料澄清申請詳情：

1. 申請的填土範圍(400m²)是否只包括佈局設計圖所示的水泥鞏固填土區以及不包括構築物下的土地？填土範圍是否包括構築物F及G下的土地？
2. 請提供申請的填土範圍的長度及闊度

由於城規會將於2026年1月23日的會議考慮有關申請，請你儘快在2026年1月14日（星期三）提交上述進一步資料。

規劃署

屯門及元朗西規劃處

朱家慶

(聯絡電話：2158 6290)



規劃署
Planning
Department

透過規劃工作，使香港成為一個宜居、具競爭力和可持續發展的亞洲國際都會
We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY



**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include temporary uses.

Appendix A

List of Uses Exempted from Ecological Impact Assessment Within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*

- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/359	Proposed Filling and Excavation of Land for Permitted Agricultural Use	GB	17.7.2020 (Review by TPB)	(1) & (4)
				6.12.2023 (Appeal dismissed by the Appeal Board Panel (Town Planning))	(3)
2	A/YL-LFS/540	Filling and Excavation of Land for Permitted Agricultural Use	GB	11.4.2025	(2) & (4)

Rejection Reasons

1. Not in line with the planning intention and the TPB PG-No. 10 in that the filling and excavation of land, which had been completed, involves clearance of natural vegetation, thereby adversely affecting the natural landscape and being incompatible with the surrounding areas.
2. Not in line with the planning intention and the TPB PG-No. 10 in that the filling and excavation of land is considered not compatible with the surrounding areas, and the applicants failed to demonstrate that the filling and excavation of land would not have adverse landscape impact on the surrounding areas.
3. The applicants failed to justify the need for land filling and excavation.
4. The Appellants failed to provide strong justifications to justify the need for land filling and excavation for agricultural purposes.

**Similar s.16 Applications within the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/382	Proposed Filling of Land for Permitted Agricultural Use	GB	8.1.2021

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/434	Proposed Filling of Land for Permitted Agricultural Use	GB	26.8.2022	(1) & (2)

Rejection Reasons

1. The applicant failed to justify the need for the proposed filling of land.
2. Not in line with the TPB PG-No. 10.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied development at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to LandsD for Short Term Waiver(s) (STW) to permit the structure(s) erected or to be erected within the subject lot, if any. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the existing access connecting the Site with Deep Bay Road is not and will not be maintained by HyD. His Office should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (d) to note the comments of the Commissioner of Police (C of P) that the applicant should ensure that there is adequate space for large vehicle to manoeuvre safely at the concerned location and proper traffic arrangement will be organized by the applicant; and
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月17日星期三 11:07
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 251217 s16 KTS 1109.pdf; 251217 s16 LFS 585.pdf; 251217 s16 LFS 586.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

17th December, 2025.

By email only

Dear Sir/ Madam,

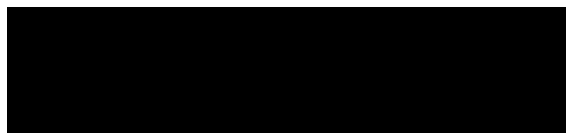
Filling and Excavation of Land for Permitted Agricultural Use
(A/YL-LFS/585)

1. We refer to the captioned.
2. There is a rejected application covering the current application site for similar purpose (A/YL-LFS/359; Proposed Filling and Excavation of Land for Permitted Agricultural Use; rejected (Section 17) in 2020). The reasons for rejection are as follows:

(a) the application is not in line with the planning intention of the “Green Belt” zone and the Town Planning Board Guidelines No. 10 for ‘Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance’ in that the filling and excavation of land, which has been completed, involves clearance of natural vegetation, thereby adversely affecting the natural landscape and being incompatible with the surrounding areas; and

(b) the applicants fail to justify the need for land filling and excavation

3. We urge the Board to look at a photo extracted from the Town Planning Board Statutory Planning Portal 3 showing the site (bounded by red line).

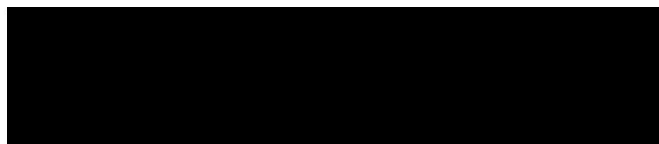




4. Then we urge the Board to look at the below photo which was taken in mid-December 2025.



5. We urge the Board to consider whether the above reasons for rejection are applicable to the current application, and to also consider why the site needs to be filled and excavated for





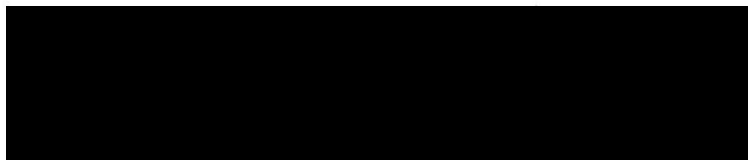
嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

agricultural use.

6. Please also be reminded that the site is within Green Belt (GB), and this GB zone is adjoining Site of Special Scientific Interest and Conservation Area zones. We urge the Board to also consider the potential cumulative impacts of approving this application.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月27日星期六 3:27
收件者: tpbpd/PLAND
主旨: A/YL-LFS/585 DD 129 Mong Tseng Wai, Lau Fau Shan GB
類別: Internet Email

Dear TPB Members,

540 Rejected 11 April

Ongoing legal proceedings. Site within WBA

DAFC commented that paving is not required to act as fire break.

DEP numerous complaints about site

Group of villagers objected

PlanD did not support

There is absolutely no justification to approve the latest attempt to legitimize illegal activities.

Mary Mulvihill

From: [REDACTED]
To: rogeremmerton <rogeremmerton@yahoo.com>
Date: Thursday, 5 December 2024 11:28 PM HKT
Subject: A/YL-LFS/540 DD 129 Mong Tseng Wai, Lau Fau Shan GB

Dear TPB Members,

6 Dec 2023 Appeal rejected. there is absolutely no justification for this submission.

Mary Mulvihill

Re: Appeal Hearing 14, 15 and 28 June; 8 August; and 15 September 2023

Review ; 17 July 2020 rejected again:

84. With the aid of the visualiser, Mr So Shu Yuen, the applicant, showed some site photos and made the following main points:

- (a) the application site (the Site) was bought in 2018; YEAH PROBABLY FROM HIS 'UNCLE'
- (b) the Site was used by the previous landowner as an open storage yard for gravels;

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(c) despite the Planning Authority (PA)'s requirement to reinstate the land, the previous landowner did not remove the gravels completely, but simply covered the gravels with a layer of soil before grassing the Site. That resulted in a cliff-like slope and rendered some areas inaccessible within the Site;

(d) to remedy, the applicants excavated the cliff-like slope into a more gentle slope for safe access within the Site; and

(e) the applicants would put the majority part of the Site into agricultural use. AND PIGS WILL FLY

the applicant, confirmed that the filling and excavation of land on site was mainly intended for slope stabilisation

Re three similar applications approved within the same "GB" zone, two of the approved applications were for pond filling for agricultural use. As WBA was intended for the protection of wetland within the Wetland Conservation Area, the location of the application sites outside the WBA was a relevant consideration. The remaining approved application No. A/YL-LFS/132, though located within the WBA, was for land filling. It was noted that the fill materials in that application were soil rather than hard paving as compared with the subject application. The planning circumstances of the subject application were different from those of the three approved applications;

Applicant claims he was not aware of the enforcement actions when he purchased the site UMMMM

91. Members noted that the applicant claimed that the excavation and filling of land carried out mainly intended for slope stabilisation. They further noted that the relevant government departments considered that the provision of cement paved area at the Site was not necessary from the slope safety point of view. There was insufficient information to assess the applicants' claim was justified. They generally agreed that there was no strong reason to depart from the RNTPC's decision.

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 28 May 2020 3:30 AM CST

Subject: Fwd: A/YL-LFS/359 DD 129 Mong Tseng Wai, Lau Fau Shan GB

Dear TPB Members,

The Minutes of 20 March show that this is indeed a Destroy to Build application.

The filling and excavation of land had been carried out at the site without planning permission. The applied use of filling and excavation of land for agricultural use was considered not compatible with the surrounding areas. The Chief Town Planner/Urban Design and Landscape, PlanD had reservation on the application as the applied use involving extensive hard paving and vegetation clearance was considered not compatible with the landscape character of the surrounding areas, and approval of the application would set an undesirable precedent to encourage similar developments to the area. The cumulative impact

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of which would result in a general degradation of the landscape quality of the surrounding environment and undermine the integrity of the "Green Belt" ("GB") zone.

Unfortunately no mention of enforcement action to reinstate the site.

There is clearly no justification for approval.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, February 19, 2020 3:40:11 AM
Subject: A/YL-LFS/359 DD 129 Mong Tsen Wai, Lau Fau Shan GB

A/YL-LFS/359
 Lot 1236 S.B in D.D. 129, Mong Tseng Wai, Lau Fau Shan
 Site area : 3,800sq.m
 Zoning: "Green Belt"
 Applied use : **Filling and Excavation of Land**

Dear TPB Members,

Strong objections to this obvious Destroy to Build application. It is clear from Google Maps that unapproved excavation of natural terrain has already taken place.

Approval of this application would in essence open the door for further encroachment on GB.

Instead members should question related departments as to what action is being taken with regard to the damage done to GB and status of enforcement to ensure that the site is restored in line with its planning intention.

Mary Mulvihill

呈：元朗民政事務處

民政專員暨規劃署署長台鑑！

貴處檔號：(3) in 017-2811-045-040-014-0047-P001

有關新界元朗流浮山丈量約份第129約地段第1236號B分段

擬議填土及挖土工程以作准許農業用途

(覆核申請編號：A/YL-LFS/585)



我等輞井圍居民強烈反對該個案申請填土及挖土工程，理由如下：

(一) 單一農業耕種無需要特大動作挖土填泥，又申請搭建屋宇。該地段土地本是梯田，若挖土填泥，若然處理不妥善，沒有一個專業標準建設土力報告及渠務報告！雨季期間會引發雨水及泥石流向下滑坡，有極大危險存在。

(二) 如批准該地段填泥挖土，極度不適宜！皆因側邊有條行人路供本區村民出入。填泥後該行人路段有冇受影響及如何保護本圍村民的平安。

(三) 該擬議發展地段側有個發水井，如何保圍中居民合境平安！

(四) 該擬議發展地段上側及右側皆是本圍祖先的葬區，現時已經有歷史淵源祖墳數拾個存在。若然填土及挖土會影響風水，影響村民自身健康！

(五) 因本圍坐落在該發展土地祇是只尺之隔，下游有頗民房屋宇。若然渠務處理不當，雨水及沙石泥會直沖下游，必然流經村民的房屋，恐引發水浸！因現時只有惟一一條不標準的自然渠道流入村，到時排水情況可以想像得到。

(六) 現時沒有標準道路供該地段的發展，祇有一條泥路供居民使用。

(七) 本圍村民的最關切素求是有幾點：(1) 村民的祖墳坐落在該發展地段周邊；(2) 填土及挖土後，泥石流會否沖滑落下游；(3) 渠務會否妥善建設處理好？

祈盼有關審批部門慎重處理，使本圍居民安居樂業！特此函達！惟盼！

輞井圍村代表 鄧南盛 及村民謹上及簽署：

鄧景陽 林宅 鄧長芳 (鄧南盛)

黃明邦 鄧炳烈

鄧振林 鄧永強

鄧椿林 薛炳就 鄧植和

鄧國強

2025 年 12 月 26



Lenovo

布局設計圖

- a 農舍
- b 儲物房
- c 洗手間
- d 瞭望台
- e 羊舍

菜樹園區
及
草地區

- f 電房
- g 太陽能板
- h 儲水池
- I TS 1+2

水泥鞏固填土區，厚度約0.1米
約400平方米

儲水池挖土區，約17米深，約55平方米

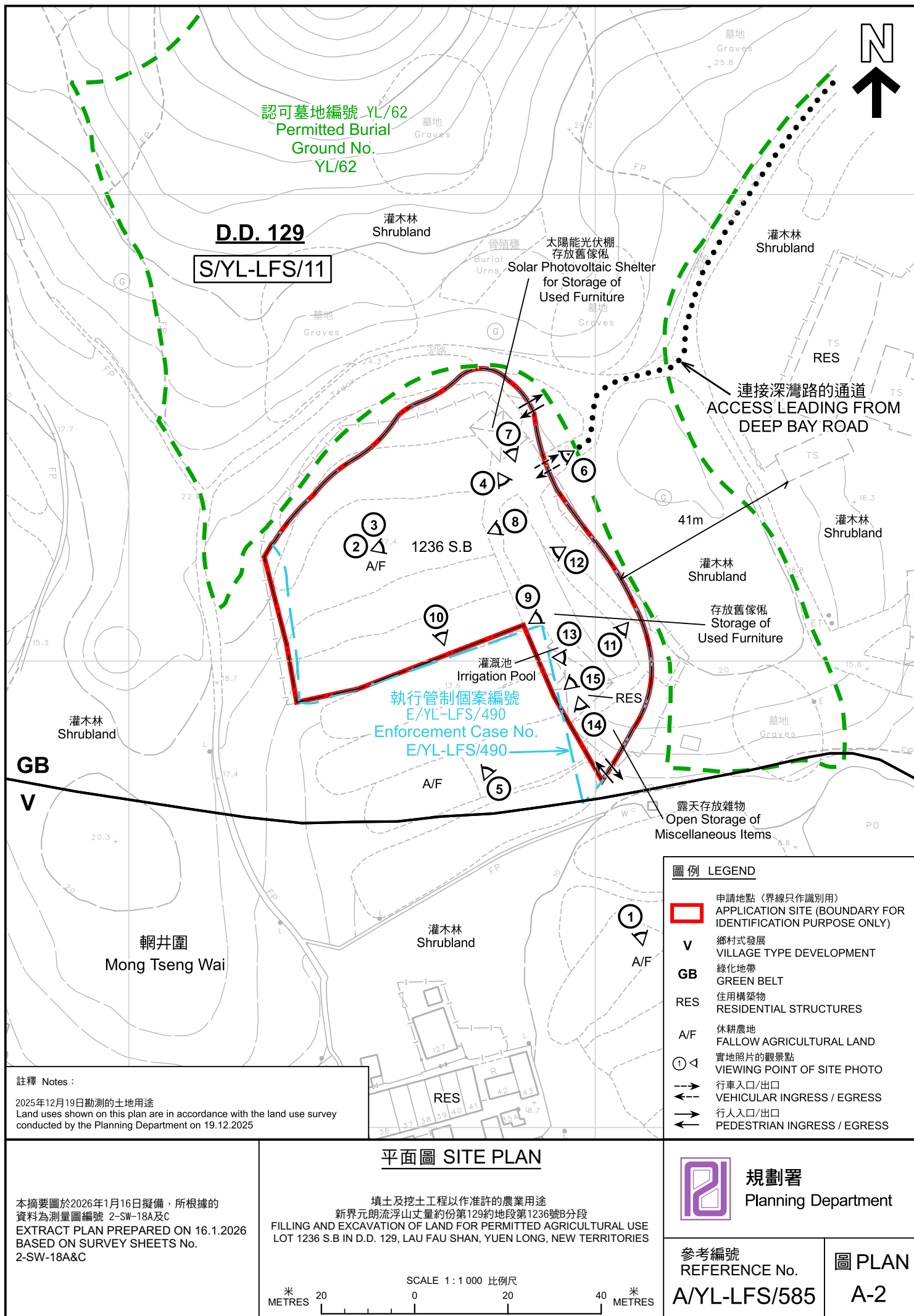
scale 1:1000

井的位置

參考編號
REFERENCE No.
A/YL-LFS/585

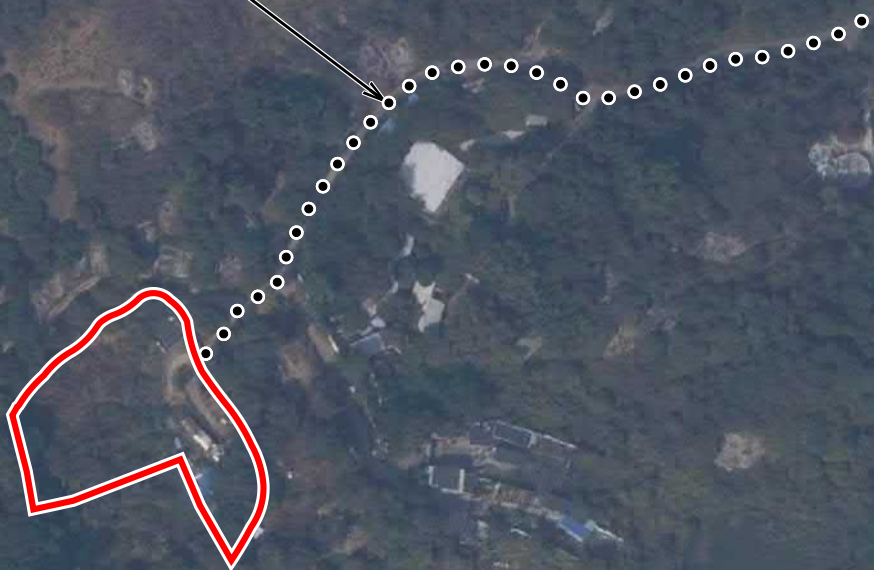
繪圖 DRAWING
A-1

(摘錄自申請人於1. 12. 2025呈交的申請書)
(Extract from Applicant's
Submission of 1.12.2025)





連接深灣路的通道
ACCESS LEADING FROM
DEEP BAY ROAD



輞井圍
Mong Tseng Wai

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2025年12月23日擬備，所根據
的資料為地政總署於2025年1月3日拍得
的航攝照片編號 E246551C
EXTRACT PLAN PREPARED ON 23.12.2025
BASED ON AERIAL PHOTO No.
E246551C TAKEN ON 3.1.2025
BY LANDS DEPARTMENT

2025年1月3日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 3.1.2025

填土及挖土工程以作准許的農業用途
新界元朗流浮山丈量約份第129約地段第1236號B分段
FILLING AND EXCAVATION OF LAND FOR PERMITTED AGRICULTURAL USE
LOT 1236 S.B IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-LFS/585

圖 PLAN
A-3a



連接深灣路的通道
ACCESS LEADING FROM
DEEP BAY ROAD



輞井圍
Mong Tseng Wai

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

2019年10月2日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 2.10.2019

填土及挖土工程以作准許的農業用途
新界元朗流浮山丈量約份第129約地段第1236號B分段
FILLING AND EXCAVATION OF LAND FOR PERMITTED AGRICULTURAL USE
LOT 1236 S.B IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

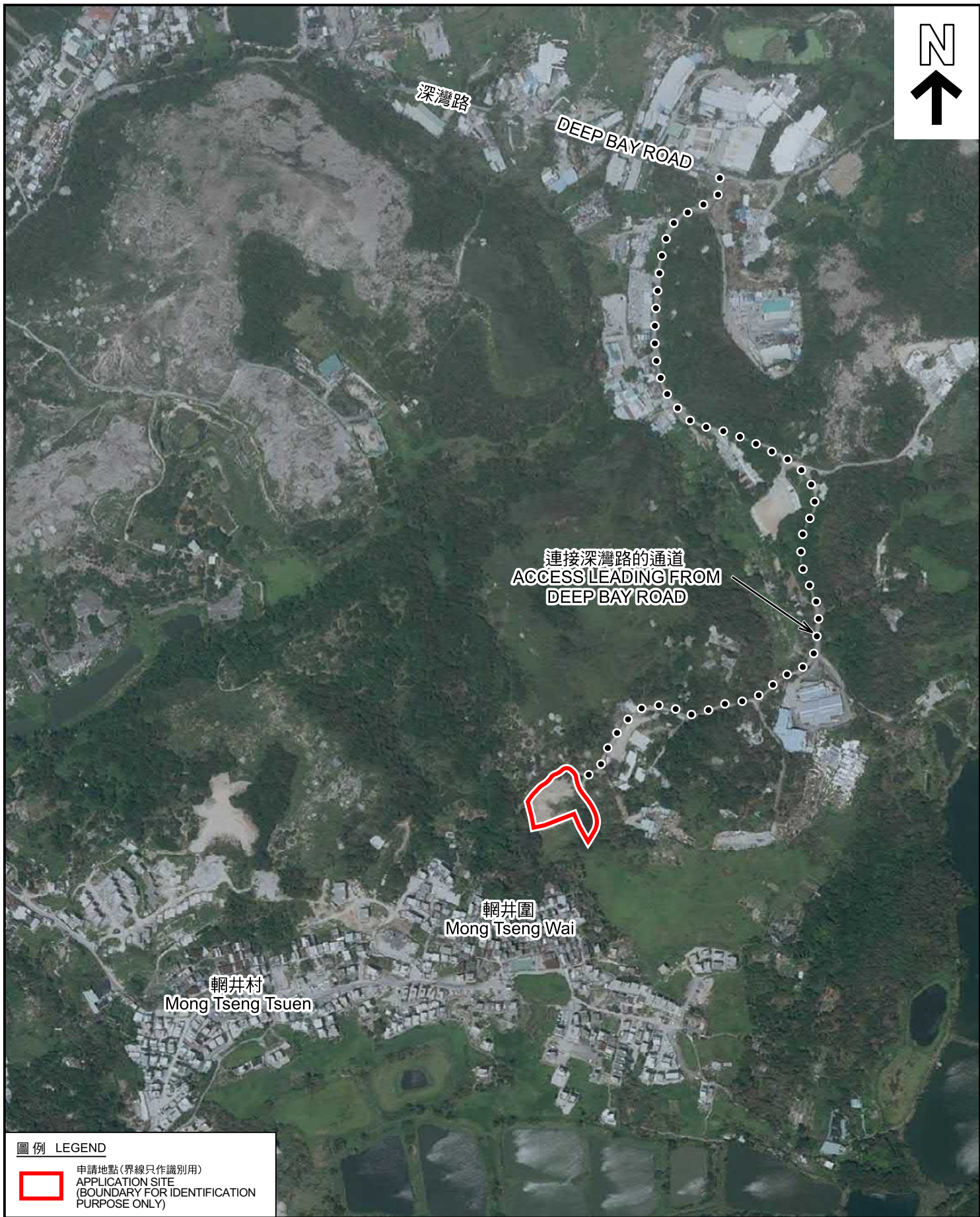


規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-LFS/585

圖 PLAN
A-3b

本摘要圖於2025年12月23日擬備，所根據的資料為地政總署於2019年10月2日拍得的航攝照片編號 E070086C
EXTRACT PLAN PREPARED ON 23.12.2025
BASED ON AERIAL PHOTO No.
E070086C TAKEN ON 2.10.2019
BY LANDS DEPARTMENT



圖例 LEGEND

 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

2018年9月21日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 21.9.2018

填土及挖土工程以作准許的農業用途
新界元朗流浮山丈量約份第129約地段第1236號B分段
FILLING AND EXCAVATION OF LAND FOR PERMITTED AGRICULTURAL USE
LOT 1236 S.B IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

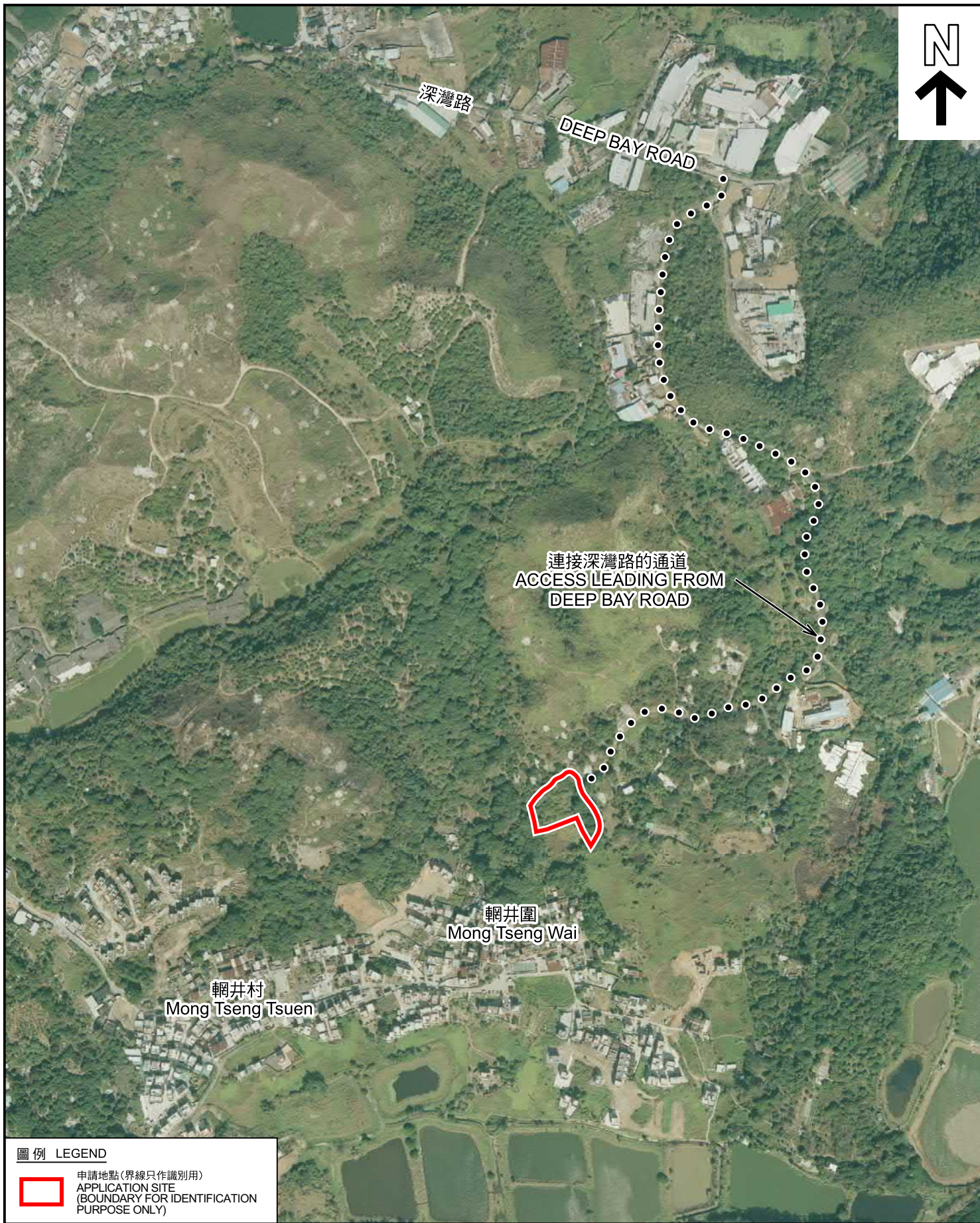


規劃署
Planning Department

本摘要圖於2025年12月23日擬備，所根據的資料為地政總署於2018年9月21日拍得的航攝照片編號 E046040C
EXTRACT PLAN PREPARED ON 23.12.2025
BASED ON AERIAL PHOTO No.
E046040C TAKEN ON 21.9.2018
BY LANDS DEPARTMENT

參考編號
REFERENCE No.
A/YL-LFS/585

圖 PLAN
A-3c



圖例 LEGEND

 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

2015年1月14日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 14.1.2015

填土及挖土工程以作准許的農業用途
新界元朗流浮山丈量約份第129約地段第1236號B分段
FILLING AND EXCAVATION OF LAND FOR PERMITTED AGRICULTURAL USE
LOT 1236 S.B IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-LFS/585

圖 PLAN
A-3d

本摘要圖於2025年12月23日擬備，所根據的資料為地政總署於2015年1月14日拍得的航攝照片編號 CW111854
EXTRACT PLAN PREPARED ON 23.12.2025
BASED ON AERIAL PHOTO No.
CW111854 TAKEN ON 14.1.2015
BY LANDS DEPARTMENT



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年1月15日擬備，所根據的資料為攝於2026年1月14日的實地照片
PLAN PREPARED ON 15.1.2026
BASED ON SITE PHOTOS
TAKEN ON 14.1.2026

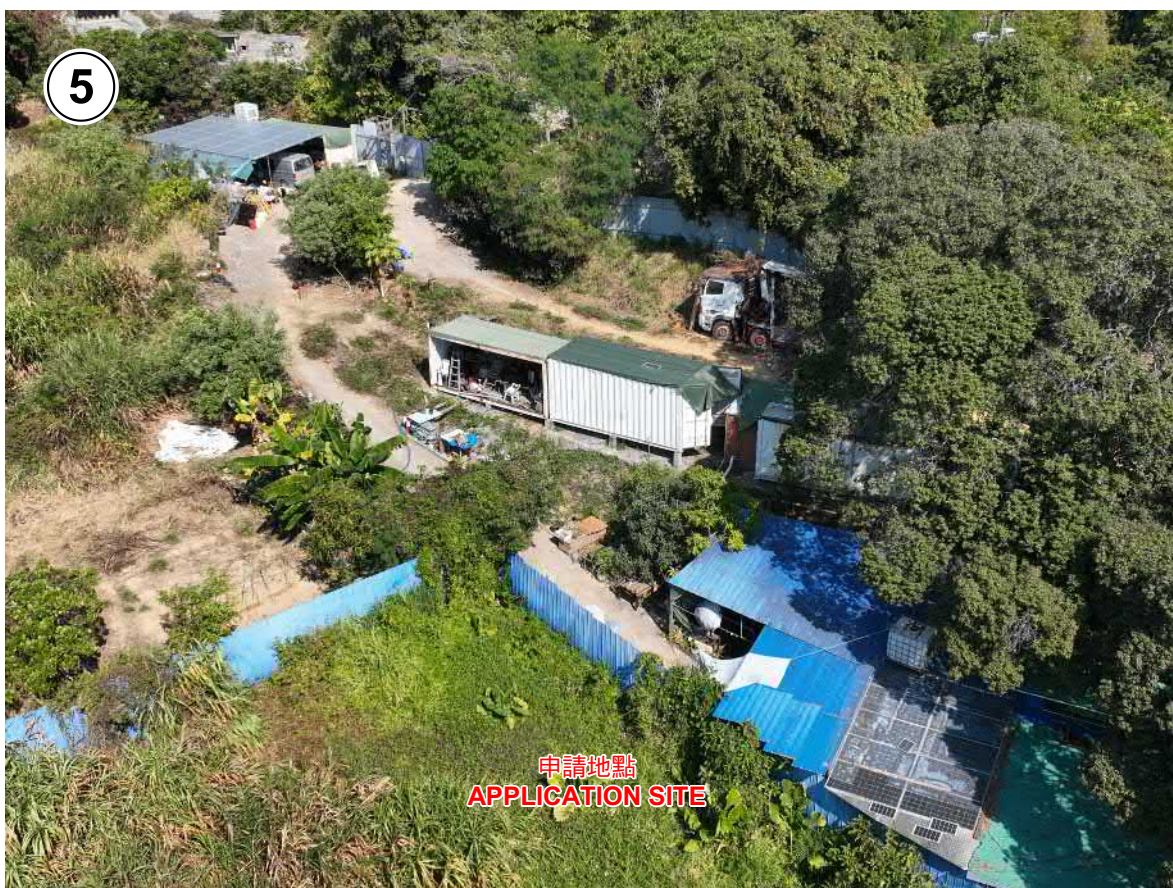
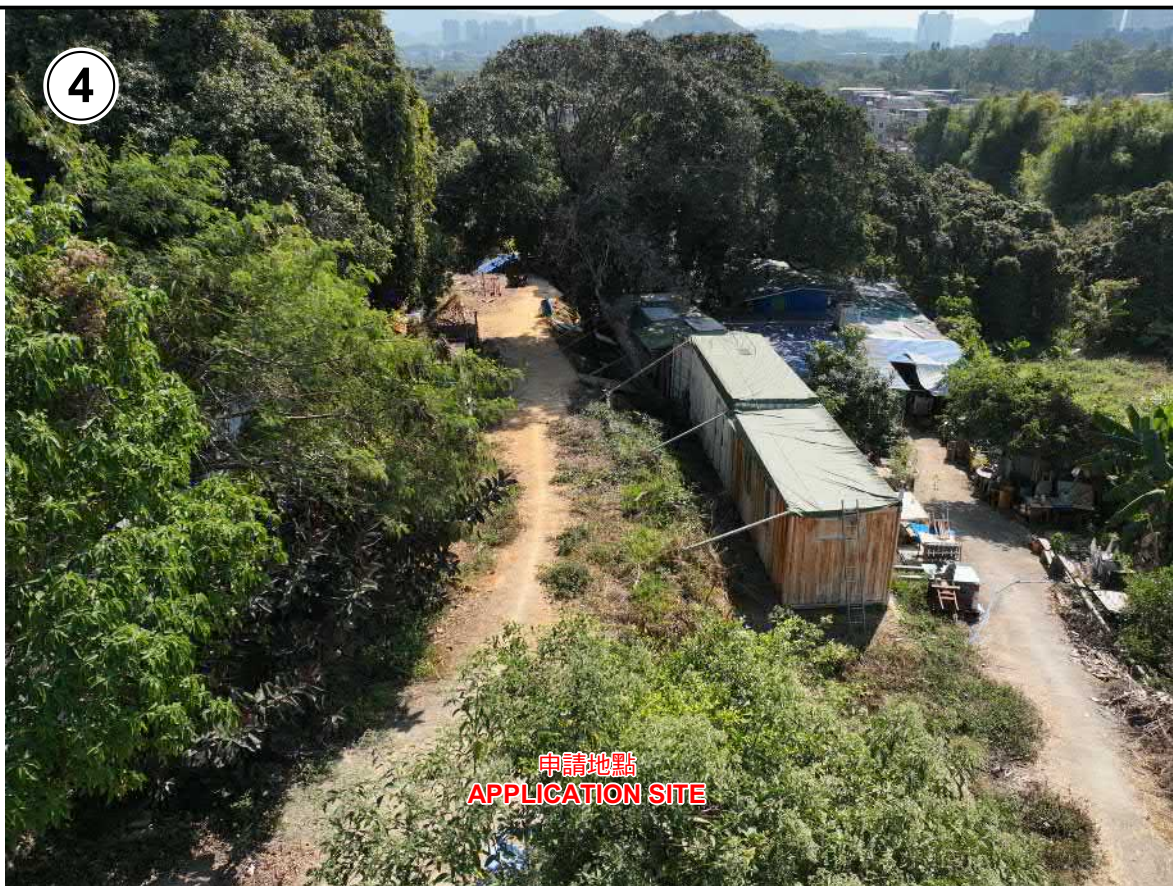
填土及挖土工程以作准許的農業用途
新界元朗流浮山丈量約份第129約地段第1236號B分段
FILLING AND EXCAVATION OF LAND FOR PERMITTED AGRICULTURAL USE
LOT 1236 S.B IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-LFS/585

圖 PLAN
A-4a



實地照片 SITE PHOTOS

本圖於2026年1月16日擬備，所根據的資料為攝於2026年1月14日的實地照片
PLAN PREPARED ON 16.1.2026
BASED ON SITE PHOTOS
TAKEN ON 14.1.2026

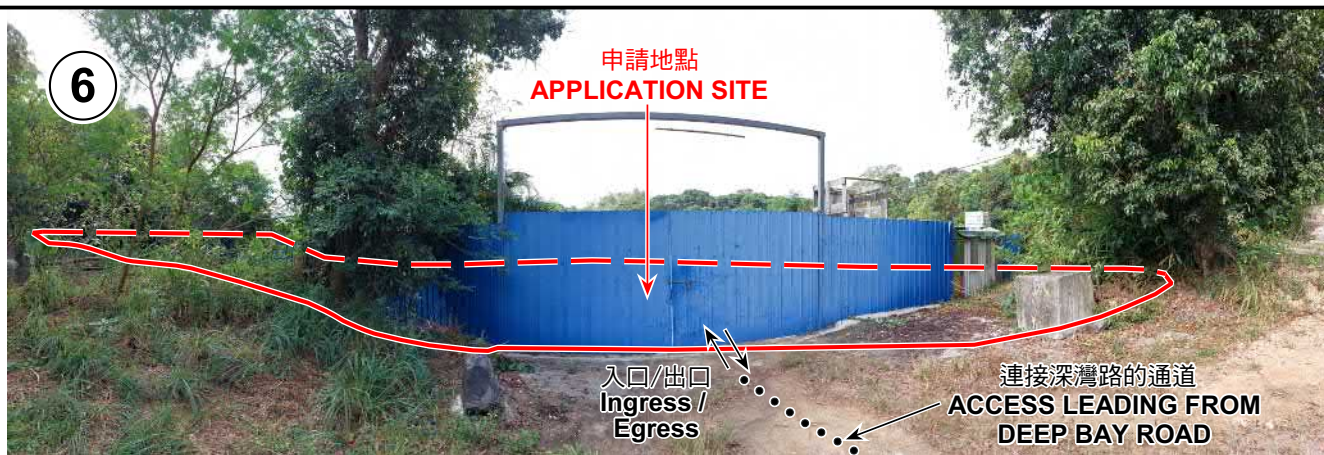
填土及挖土工程以作准許的農業用途
新界元朗流浮山丈量約份第129約地段第1236號B分段
FILLING AND EXCAVATION OF LAND FOR PERMITTED AGRICULTURAL USE
LOT 1236 S.B IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-LFS/585

圖 PLAN
A-4b



7



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年1月16日擬備，所根據的資料為攝於2025年12月19日的實地照片
PLAN PREPARED ON 16.1.2026
BASED ON SITE PHOTOS
TAKEN ON 19.12.2025

填土及挖土工程以作准許的農業用途
新界元朗流浮山丈量約份第129約地段第1236號B分段
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LOT 1236 S.B IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-LFS/585

圖 PLAN
A-4c



實地照片 SITE PHOTOS

本圖於2026年1月16日擬備，所根據的資料為攝於2025年12月19日的實地照片
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規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-LFS/585

圖 PLAN
A-4d



實地照片 SITE PHOTOS

本圖於2026年1月16日擬備，所根據的資料為攝於2025年12月19日的實地照片
PLAN PREPARED ON 16.1.2026
BASED ON SITE PHOTOS
TAKEN ON 19.12.2025

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規劃署
Planning Department

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圖 PLAN
A-4e